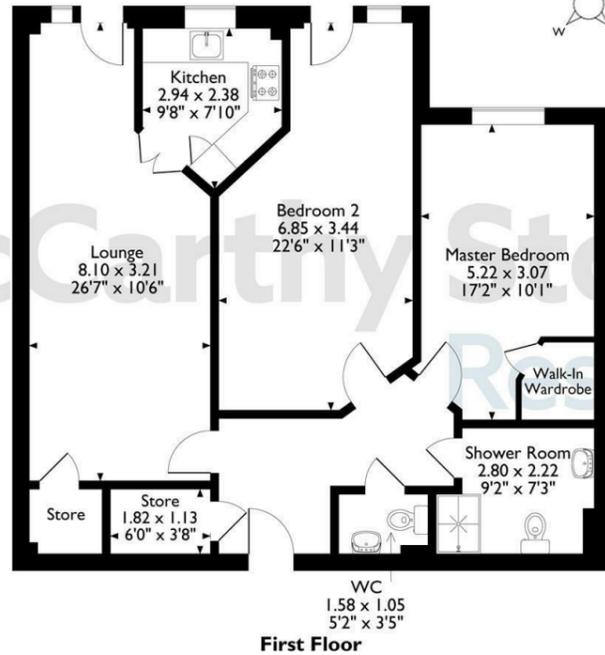


Lysander House, Flat 8, Josiah Drive, Uxbridge  
Approximate Gross Internal Area  
88 Sq M/947 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667080/DST.

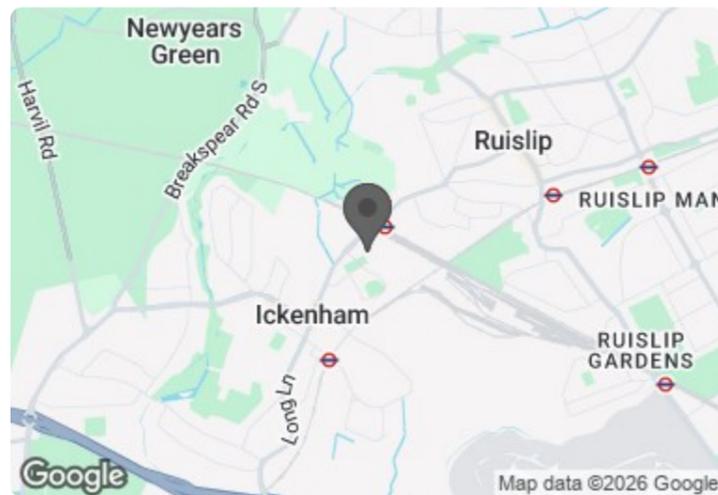
**8 Lysander House**

Josiah Drive, Ickenham, UB10 8FB

**PRICE REDUCED**



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £230,000 Leasehold**

A WELL presented TWO BEDROOM, FIRST FLOOR retirement apartment with garden views in this sought after development. Lysander House has a table service restaurant serving freshly prepared meals daily, a stunning communal lounge and landscaped gardens.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**

# Josiah Drive, Ickenham

## Lysander House Summary.

Constructed by renowned retirement home specialists McCarthy and Stone, Lysander House is purpose built for Retirement Living Plus. Located in a beautiful old village in Greater London Lysander House has excellent transport links and beautiful surrounding areas. This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who will oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which there is a small charge per a night. The property enjoys excellent communal facilities including a home owners lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store, library, hairdressing salon, hobbies room and communal balcony/terrace as well as communal gardens sitting areas.

This spacious one bedroom apartment is situated on the first floor. There is a double bedroom, lounge, a well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower the property also benefits from underfloor heating.

Ickenham Village is also a short distance away with its array of local shops and restaurants. Bus routes include access to Ruislip & Uxbridge with the added benefit of Ickenham & West Ruislip Stations (Metropolitan, Piccadilly, Central & Chiltern lines), A40/M40/M25 access is also close by.

"The Transport for London Freedom Pass for over 65's (or 60+ Oystercard) give free travel on London Underground, buses and trains. Given the excellent transport links close to Lysander House, just 40 minutes to Oxford Circus from West Ruislip, it is ideally situated for the West End."

## Entrance Hall

Front entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Large storage cupboard with lighting and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

## Lounge

Bright spacious lounge with room for a small dining table and chairs with views over the courtyard and landscaped gardens from the Juliet balcony. Power points, TV point. Partially glazed door leading to Kitchen.

## Kitchen

Excellent range of wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated NEFF appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, with splash-backs and tiled floor.

## Master Bedroom

A well-proportioned double bedroom with power points and TV point. With a feature very large walk-in wardrobe with auto-light, hanging rails and shelving. Window overlooking gardens.

## Shower Room

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin, mirror, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower. Partly tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## 2nd Bedroom

Spacious double bedroom of which can also be used as a craft/hobby room or a dining room

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments

# 2 Bed | £230,000

PRICE  
REDUCED

- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: per annum £14,419.80 (until financial year ending 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

The Service charge is £14,419.80 until the financial year ending 30/06/2026, the service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager. Find out more about service charges please contact your Property Consultant or Estates Manager.

## Leasehold

Lease 999 Years from 2016  
Ground Rent £510 per annum  
Ground rent review: Jan-31

## Additional Information & Services

- Full fibre broadband coming available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving made easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

